

£850,000

Freehold, Terraced
Three-Bedroom House

Northcote Rd

New Malden
KT3 3HG

FARLEYWOOD

- Design-led kitchen-diner with underfloor heating
- Double reception room with period features
- Driveway parking
- Stylish garden home office

- Three double bedrooms and two bathrooms
- Ground floor WC
- In catchment for sought-after schools
- Quiet cul-de-sac

Viewing by appointment only
www.farleywood.com

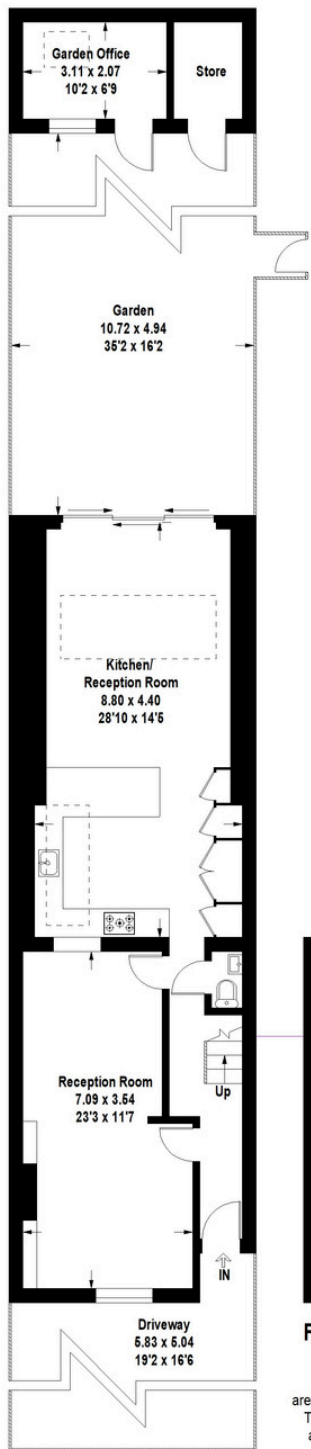
This stylish family home offers beautifully considered living spaces, centred around a design-led kitchen extension at the heart of the property. The spacious kitchen-diner is filled with natural light and features underfloor heating and sliding glass doors opening onto the garden. A generous double reception room, complete with beautiful period features, provides a wonderful connected space for relaxing and entertaining. The attractive rear garden benefits from side access and includes a contemporary garden office, creating an ideal space for working from home. At the front of the property, driveway parking and additional storage add everyday convenience. Upstairs, there are three well-proportioned double bedrooms including a loft room with an ensuite, and a large, bright family bathroom. Situated on a charming cul-de-sac with a strong sense of community, Northcote Road is ideally located for the high street, New Malden station and a number of excellent local schools.









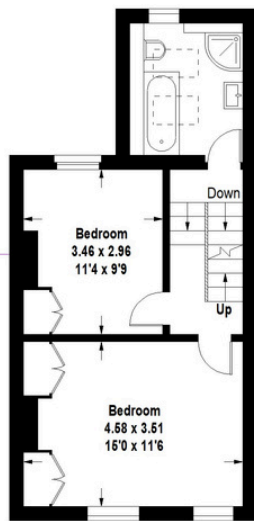


Ground Floor

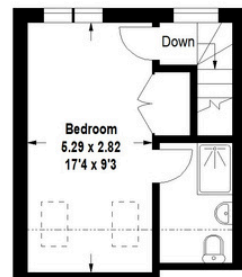
Approximate Gross Internal Area = 141.95 sq m / 1528 sq ft
 (Including Garden Office & Store)
 Garden Office & Store Area = 9.53 sq m / 103 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



First Floor



Second Floor

The floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced, it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.



New Malden has a welcoming community spirit, fantastic high street that boasts a monthly farmers' market, restaurants, local shops, pubs and cafes. Fantastic local sports facilities include a leisure centre, golf courses, cricket, rugby and health clubs.

This home is a short cycle from the majestic open spaces of Richmond Park and Wimbledon Common.

In the catchment for highly sought-after primary and secondary state, grammar, private and faith schools. This home is a short walk from the well regarded Coombe Girls Secondary school.

Start your moving story today by contacting FarleyWood.

EPC C

Council Tax Band D

